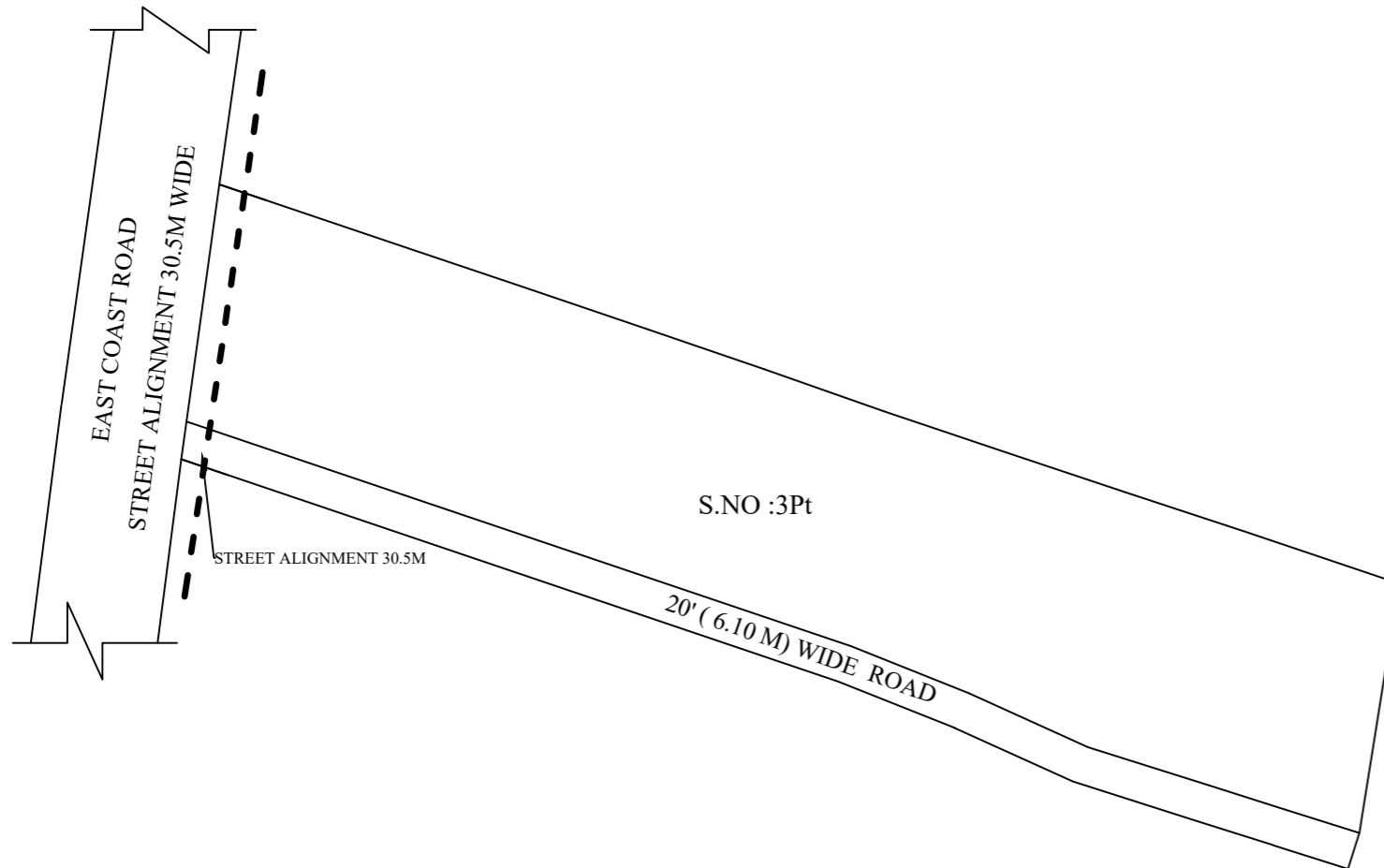


**NOTE:**

- 1) A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS AND STREET ALIGNMENTS BE PROVIDED AS PER THE DEVELOPMENT REGULATIONS OF CMA.
- 2) GREATER CHENNAI CORPORATION TO ENSURE THAT ALL THE ROADS ARE VESTED WITH THEM AS PER THE GOVERNMENT ORDERS.

**CONDITIONS:**

- 1) As per G.O.(ms).no.78 H & UD (UD4 (3) Dept dt. 04.05.2017 and G.O. (Ms). No. 172 H & UD(UD4 (3) dept. dated. 13.10.2017) the individual plots to be regularized separately after approval of lay out framework subject to adhering the conditions stipulated in the Government Orders.
- 2) Only those unapproved layouts where in a part or full number of plots have been sold through a registered sale deed as on 20th October 2016 shall be Considered for regularization under these rules.
- 3) As per G.O.(Ms).No:172 H & UD (UD4 (3) Dept dt.13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 4) As per this Office No.15/2018 dt.12.12.2018 the In-Principle Layout Framework approved. In-principle approval for the layout frame work for regularizing individual plots may be considered only with reference to connectivity of layout to the public road and internal road pattern. The Local Body should ensure the old layout sketch has transformed into ground as a layout and its existence before regularising the individual plot.
- 5) Plot or Layout in part or whole, which is located in Public water body like channel / canal etc.,shall not be eligible for regularization.
- 6) The Local Body shall regularise the individual plot by considering the least extent of ownership documents i.e., patta & sale deed document.
- 7) Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage. The Local Body should ensure the same before regularizing the individual plot in the layout framework.
- 8) As per Second Master Plan for Chennai Metropolitan Area the street alignment of ECR Road is 30.5Mt. Above street alignment will be provided by the individual plot owners under the provision of Second Master Plan. Local Body(GCC) shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 9) The Local Body (GCC) shall regularize the individual plot in conformity with Rule19, Annexure-XVII [II] & Appendix-A of TNCD & BR-2019 and G.O.Ms.No.144 H&UD Dept. Dated 24.10.2018 in respect to Aquifer Recharge Area.
- 10) As per FMB furnished verified with the Second Master Plan landuse - 2026 / CRZ map of Uthandi village, the layout sought for regularisation is located more than 500.0 metres away from Bay of Bengal boundary. Therefore, the site under reference does not attract the CRZ-II. However, GCC may be requested to physically verify the exact distance from the Bay of Bengal through the site inspection and decision may be taken with respect to CRZ-II. If the layout under reference is located more than 500.0 mts from the Bay of Bengal then the layout framework may be considered for approval (or) If the layout under reference lies within 500.0 mts from the Bay of Bengal, CRZ-II norms would be applicable. The GCC should confirm and take a decision before regularising the individual plot.



**LEGEND**

- ▭ LAYOUT BOUNDARY
- ▭ ROAD
- ▭ EXG. ROAD

P.P.D (Regularization) NO : 2021  
L.O 2017 2019

**APPROVED**

VIDE LETTER NO : Reg.L /20791 / 2018

DATE : /11/ 2019

**OFFICE COPY**

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

IN-PRINCIPLE APPROVAL OF LAYOUT FRAMEWORK IN OLD S.NO.2/2A & 3/1Pt OF UTHANDI VILLAGE,  
GREATER CHENNAI CORPORATION AS PER G.O.(Ms) No:78 H&UD UD4 (3) DEPT. DT:04.05.2017 AND G.O.(Ms)  
No:172 H&UD UD4 (3) DEPT. DT:13.10.2017 AND OFFICE ORDER NO.15/2018 DT: 12.12.2018.

SCALE : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

